



RETAIL OPPORTUNITY

DOWNTOWN WOODINVILLE MIXED-USE



EASTRAIL
FLATS

EASTRAIL FLATS | 13400 NE 175TH ST - WOODINVILLE, WA

EASTRAIL WOODINVILLE

Eastrail Flats, Phase II of The Schoolhouse District, provides incredible opportunities for retailers and restaurants serving residents, tourists, and the greater Eastside community. By marrying urban place-making strategies with Woodinville's natural beauty, the additional residential, daycare, and commercial retail leasing opportunities stand to make Eastrail Flats a must-visit location for the entire Eastside. **Only one space remains available to lease!**

Across from pedestrian-oriented experience in Western Washington's Woodinville Wine District. Phase I is comprised of retailers such as Flat Stick Pub, Ballard Pizza Co, Oasis Spa, SheChill Patisserie, and a curated "Wine Walk Row" consisting of Valdemar, L'Ecole, Pour Decisions Taphouse, Mullan Road Cellars (from the Cakebread Family), McQueen Champagne Bar, and outdoor seating areas with the best wines the area has to offer.



RETAIL SPACE

OVERVIEW

Address	13400 NE 175th St - Woodinville, WA
Overall Site	183,370 SF
Retail 1	Garlic Crush
Retail 2	Coffee Shop
Retail 3	Nesting Paws
Retail 4	2,250 SF AVAILABLE
Retail 5	Lake Washington Physical Therapy
Retail Delivery	Immediate
Residential Units	207
Retail Parking	135 Commercial/Flex Stalls

EASTRAIL SITE MAP



CONSTRUCTION DETAILS

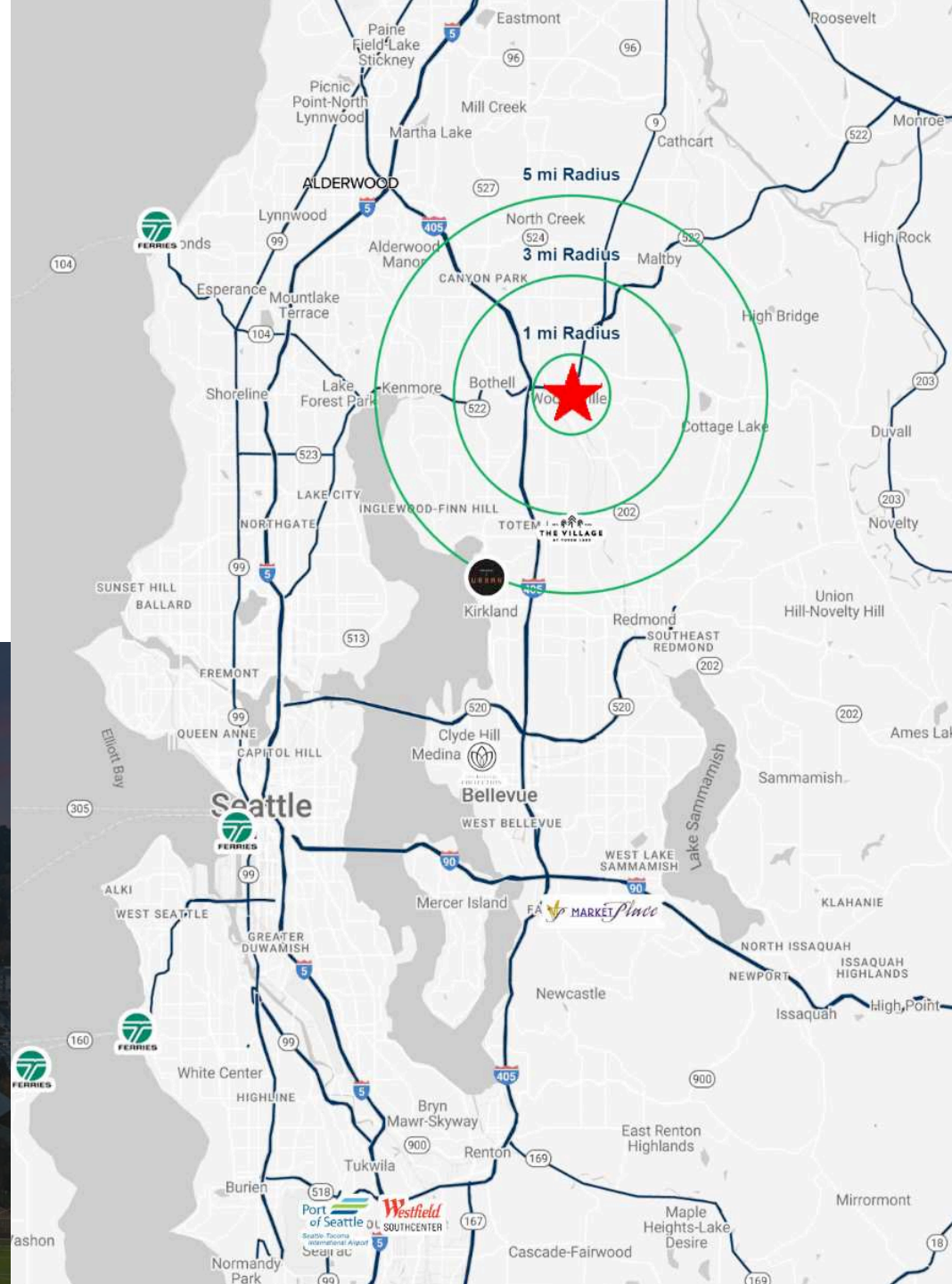
- Construction Complete
- 10,000± SF of Retail Space
- HVAC will be 1 Ton/325 SF
- Electrical 400 amp, 208Y/120V, 3-phase, 4-Wire Panel
Upgrade to 600 amp may be available for restaurant tenant if required

ADDITIONAL DETAILS

- 135 Commercial/Flex Parking Stalls
- 14' Ceiling Height Throughout

WOODINVILLE OVERVIEW

Woodinville, WA is an urban enclave outside the growing Bellevue/Redmond markets. It attracts many high-net-worth residents looking for a variety of residential opportunities with convenient access to lifestyle centers. Woodinville has excellent household demographics, with over 120 wineries, breweries, and distilleries drawing over 795,000 visitors annually, and is within the top 6% of highest capita in the state. Located moments from SR 522 and minutes from Interstate 405, the daytime population increases significantly, allowing ease of access to office, retail tenants, and users alike.



DEMOGRAPHIC

Data	1 Mile	3 Mile	5 Mile
2026 Population	11,159	81,578	223,249
2031 Population	11,177	85,433	228,460
2026 Households	5,302	33,569	88,120
Median HH Income	\$145,007	\$168,387	\$174,448
Avg. HH Size	2.1	2.4	2.5
Median Age	37.0	38.2	38.2
Adj Daytime Pop	11,025	62,094	147,680

Demographic Data Source: REGIS

WOODINVILLE HIGHLIGHTS




ESTRAIL FLATS



-Retail SF: 23,906SF of Retail, Wine, Restaurant Space
 -Apartments: 207 Units
 -Delivery: Spring 2025
 -Notes: A restaurant-focused development with apartments and onsite preschool on the south side of the site.

WOODIN CREEK VILLAGE



-Retail SF: 50,000 SF
 -Apartments: 1,000 Units
 -Tenants: Zeek's Pizza, Woodin Creek Kitchen & Tap Bar, Dashing, Fresh Cuts, Brix, Lifted Tacos, Sidekick Coffee, Rusty Pelican, Winerires: Alexandria Nicole, Rocky Pond, Truth Teller, Brian Carter, BAIK, Ancestry, Ambassador, Rooted Souls, Yellian, Baymorear
 -Garage and Street Parking.

BRAND STORY

MOUNTAIN MODERN LIVING FROM A-Z

Embracing the historical adjacency to the railroad line in its backyard, Eastrail Flats celebrates the merger of old & new, rails & trails, mountain & modern in the heart of Downtown Woodinville.

From A-Z, there's something here for everyone at Eastrail Flats.

Welcome to the end of the line - you're home.



INQUIRE

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Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

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